

C-B Analysis - Phoenix Block - April 2013-JSM04172013.x

Project Investments and Locational Information

Address, Location			
Project Name			Phoenix Building
Project Mailing Address			105 East Main Street

Project Information			
Total Project Investment			\$2,227,982
Estimated Value of Credit			\$527,495
Parcel Number(s)			31-349-01-00-185-000; 31-349-01-00-186-000; 31-349-04-
Current Value			\$205,100 0.0
Future Appraised Value			\$534,000 0.0
Tax Organization			SB SB = Small Business
Property Use			Residential
Construction, In Years			2

At Year #5

Cost / Benefit
Return on Inv

At Year #10

Cost / Benefit
Return on Inv

At Year #15

Cost / Benefit
Return on Inv

Local Tax Rates	
Corporate Franchise Tax	2.00
Muni Income Tax	2.00
School District Income Tax	0.00
Sales and Use Tax	
Personal Property	99.2500
Real Property, Residential	63.0617
Real Property, Commercial	68.1710

Development Inputs						
	Employment Construction		Operations, Tenant		Gross Receipts, Sales	
	FTEs	Wage	FTEs	Wage	Operation	Tenants
Year 1	80	\$23.00	7	\$15.08	\$66,000	\$48,600
Year 2	60	\$23.00	7	\$15.08	\$66,000	\$49,086
Year 3	0	\$0.00	8	\$15.38	\$66,000	\$49,577
Year 4	0	\$0.00	8	\$15.38	\$66,000	\$50,073
Year 5	0	\$0.00	8	\$15.38	\$66,000	\$50,573

Project Summary Metrics			
Discount Rate = 3.0	Construction Years	Value	Operations Years 5
Total, in Current Dollars			
Total Value		\$400,875	\$98,191
Of The Above Value:			
Direct Revenue	2	\$137,712	\$57,732
In-Direct Revenue	2	\$238,655	\$40,460
One-Time Revenue	2	\$24,508	----
Total, in Current Dollars			
Total Value		\$384,013	\$84,721
Of The Above Value:			
Direct Revenue	2	\$131,754	\$49,878
In-Direct Revenue	2	\$228,811	\$34,843
One-Time Revenue	2	\$23,447	\$0

Business Metrics	
estment	(\$58,761) (0.1114)
estment	\$13,436 0.0255
estment	\$73,321 0.1390

Residential Occupants	
Number	Income
10	\$8,376
10	\$8,376
10	\$8,627
10	\$8,627
10	\$8,627

Year 10	Year 15
\$195,089	\$288,262
\$111,869	\$162,281
\$83,220	\$125,981
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\$156,918	\$216,803
\$90,229	\$122,643
\$66,689	\$94,159
\$0	\$0